

Billinge

204-210 Main Street

Wigan

Lancashire

WN5 7PE

- **Freehold Betting Shop and Residential Investment**
- Forms part of an established parade of shops
- Comprises a betting shop with two flats above
- Let on a new lease expiring 2026 (1)
- Rent Review 2021
- Current Rent Reserved
£24,000 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Bilinge is a village located approximately 6 miles south-west of Wigan and 4 miles north-east of St Helens. Bilinge benefits from good road communications being 2 miles west of Junction 25 of the M6 which provides access to the North of England and London to the south. Bilinge also benefits from main road communications of the M58, A580 and A570.

The property is situated on the west side of Main Street (A571), which comprises a mix of both residential and commercial properties and acts as the main thoroughfare through Bilinge.

Occupiers close by include The Co-op and a number of local traders.

Description

This mid terrace property is arranged over ground and one upper floor to comprise a ground floor betting shop with two self-contained flats above. The property forms part of a larger local shopping parade not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	12.00 m	(39' 4")
Net Frontage	11.40 m	(37' 5")
Ground Floor	137.40 sq m	(1,478 sq ft)

204-206 First Floor Residential – Not inspected by Allsop

208-210 First Floor Residential – Not inspected by Allsop

Tenancy

The entire property is at present let to DAVID PLUCK (NORTH WEST) LTD for a term of 10 years from 23rd March 2016 at a current rent of £24,000 per annum. The lease provides for rent reviews in the fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's break option on 23rd March 2021.

Tenant Information

No of Branches: 40

Website Address: www.davepluck.co.uk

For the year ended 31st December 2015, David Pluck (North West) Ltd reported a turnover of £37.2m, a pre-tax profit of £665,925, shareholders' funds of £3.5m and a net worth of £3.5m (Source: Experian 07.11.2016).

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Premium

Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Lisa Marie Hill, Bond Dickinson. Tel: 0191 279 9139 e-mail: lisamarie.hill@bonddickinson.com